

**TOWN OF HERNDON, VIRGINIA**  
**PLANNING COMMISSION PUBLIC HEARING**

**APRIL 5, 2010 – MOTIONS**

**Public Hearing Item:**

**1. COMPREHENSIVE PLAN AMENDMENT, CPA #10-01, DOWNTOWN MASTER PLAN.** Amend the Town of Herndon 2030 Comprehensive Plan adopted August 12, 2008, to incorporate by reference a Downtown Master Plan. The plan amendment will also make minor changes to the appropriate plan text (mainly Chapter III: Land Use Plan) in order to reference a master plan. The Downtown Master Plan includes a map of specific planned land use and related information. The general purpose of the plan amendment is to carry out the vision, goals and objectives of the 2030 Comprehensive Plan to encourage a vital downtown with a mix of land uses. The master plan depicts residential, commercial and public uses and parking facilities to support these uses; the plan displays the approximate height and level of density on each block of a core downtown area. The area is similar or equal to areas displayed as Sectors 1, 2 and 3 in the 2030 Comprehensive Plan. 16 block areas are affected; they are located in the center of the Town of Herndon in the general area of Elden Street, Center Street, Vine Street, Lynn Street, Station Street, Spring Street, Pine Street, Monroe Street, Jefferson Street, Jackson Street, Van Buren Street and the Washington and Old Dominion Railroad Regional Park. Downtown Master Plan maps and related information are posted on the Town of Herndon website at [www.herndon-va.gov](http://www.herndon-va.gov) (click on Planning and Zoning and follow links). A descriptive summary of the proposed action is to update plan text and maps to reflect changed conditions and to incorporate land use policy based on the results of a major community planning process. *Deferred from the March 1, 2010, public hearing.*

**MOTION:** Commissioner East moved to recommend approval of Comprehensive Plan Amendment #10-01, The Downtown Master Plan, with specific Planning Commission recommendations to the Town Council as follows:

- 1. Recommend “Illustrative Plan: Option A” as created by Urban Design Associates, dated December 10, 2009; and as recommended by the Downtown Master Plan Steering Committee and the staff; and**
- 2. Recommend the following changes to the Option A plan/map affecting certain small geographic areas (blocks):**

**Substitute small lot single-family detached homes for the townhomes depicted along the south side of Jefferson Street as part of the total block redevelopment for the Pines Center. These single-family detached homes are depicted on the “Illustrative Plan Option” sheet dated January 22, 2010, by Urban Design Associates and the rest of the mixed-use redevelopment scheme for the Pines is recommended as drafted, except that the Commission recognizes that the**

single-family home lot dimensions will be somewhat deeper than the original townhouse lots, thus slightly reducing the size of the parking structures, townhomes and multifamily buildings as depicted on the original Option A; and

3. Recommend comprehensive plan text changes cited on pages 3 through 5 of the staff report dated February 22, 2010; and
4. Recommend that the Town Council direct staff with consultant assistance to take concrete steps to proactively implement the master plan to include the development of marketing tools such as a color booklet that will inform and illustrate the town's vision and inform developers of the town's community-driven master plan process while providing critical information such as the key results of the market study, the heritage resources study, the development analysis spreadsheet (development and parking quantities by block) and the perspective illustrations and section views of future development; and
5. Recommend the development of a Zoning Ordinance Text Amendment altering the PD-D zoning district to align more closely with the form, height and density of the Downtown Master Plan (Illustrative Plan: Option A); and
6. Recommend that the Town Council direct staff to study and develop proposals related to a comprehensive rezoning, specifically a Zoning Map Amendment that would rezone existing Central Commercial (CC) and Commercial Services (CS) property located within the block areas of the Downtown Master Plan to Planned Development-Downtown (PD-D), thereby facilitating the implementation of the plan, *while also creating an option for exemplary development proposals to seek a density bonus through the normal rezoning process with a proffered Generalized Development Plan. This bonus would likely create a second PD-D zoning district, such as PD-D2 or PD-D Bonus.* This recommendation relieves the development community of the constraint whereby major downtown development proposals have been withdrawn after considerable time and expense on the part of viable development firms. This comprehensive rezoning would allow development proposals that closely follow the Downtown Master Plan in form and development quantity and quality to proceed directly to the by-right Site Plan process, as recommended by the consultants, but provided that necessary provisions can be drafted to ensure the desired quality and necessary public improvements to support future development. The provision of certain public improvements to insure optimal and coherent function and appearance along multiple properties and to fulfill projects identified in the current Town of Herndon Capital Improvement Program would be an additional requirement of properties over and above the standard facilities required by the Town of Herndon Public Facilities Manual; and
7. *Request the Town staff present the recommended Downtown Comprehensive Plan and zoning changes recommended by the Planning Commission this evening to the*

*Heritage Preservation Review Board and to the Architectural Review Board for their consideration and incorporation into the Town's historic heritage and building design.*

8. Recommend an additional comprehensive plan text change to add a statement to the vision for the Herndon Downtown on page III-15 to articulate that the Downtown Master Plan exemplifies the approach that supports excellent pedestrian and bicycle facilities in accord with the principles of "Complete Streets" and in general accord with the Virginia Department of Transportation adopted [Policy for Integrating Bicycle and Pedestrian Accommodations](#) (dated March 18, 2004). This policy establishes bicycling and walking in Virginia as "fundamental travel modes and integral components of an efficient transportation network."

*[Town of Herndon 2030 Comprehensive Plan, Adopted August 12, 2008; Planning Commission recommended text changes for the third chapter shown in underline:*

\* \* \*

*[Land Use Plan, page III-15:]*

### **The Herndon Downtown – Vision and Specific Land Use Policies**

The Herndon Downtown is designated and further divided into six sectors as shown on Map C. The geographic area identified as the Herndon Downtown is the traditional core commercial area of the town which is an Adaptive Area. Public, commercial and residential uses are supported in the downtown. Land use policies in the downtown are guided by both the underlying land use designation (Community Facilities, ~~or~~ Adaptive Area, or Adaptive Area – Residential) and the vision, goals, objectives and policies set forth below. In addition, the Downtown Master Plan (adopted [date of Town Council adoption] provides a specific land use plan for Sectors 1, 2 and 3. This Downtown Master Plan is incorporated into the 2030 Comprehensive Plan by this reference. The intent of the Herndon Downtown policy is to ensure the integration of redevelopment with the unique heritage assets of Herndon's traditional commercial center and surrounding residential areas. The downtown master planning process of 2008-2010 is documented and reports on the Market Analysis, Heritage Resources Analysis and other materials including a spreadsheet of development quantities for each block ("Herndon Downtown Development Analysis") are available from the Department of Community Development.

\* \* \*

*[Land Use Plan, page III-19:]*

### **Land Use Policies By Sector**

Certain policies and planning approaches apply to specific Downtown Sectors as shown on Map C. With regard to Sectors 1, 2 and 3, the Downtown Master Plan adopted [insert Town Council adoption date] shall govern with regard to specific density and other features; the density and features described below for Sectors 1, 2 and 3 are to be viewed only as a very general guide. The general approach that is appropriate for this area is traditional town planning or new urbanism. This concept embraces the traditional street grid without setbacks other than enhanced streetscapes...

\* \* \*

*[Land Use Plan, page III-20:]*

### ***Sector 2***

This core area of the downtown is appropriate for redevelopment in accord with the character, density and generalized building locations specified in the Downtown Master Plan adopted [date of adoption] ~~relatively dense redevelopment~~. Consolidation of parcels is supported and this would include vacation of relatively small portions of public right-of-way to support coherent development. ~~The appropriate density may range up to a floor area ratio of 2.5 with a height limit of fifty feet, as allowed by the current PD-D zoning district when special criteria are met. However, r~~Reduced height and building mass and enhanced buffering are appropriate in areas where Sector 2 borders properties with single-family detached zoning. The former Dominion Virginia Power parcels and the Town land bounded by Vine Street, Center Street and the W&OD Trail right of way are appropriate for residential use only. These parcel areas are designated Adaptive Area – Residential.

\* \* \*

*[Land Use Plan, page III-20:]*

### ***Sector 3***

~~...This area is appropriate for PD-D rezoning, although the maximum floor area ratio should be less dense than the Sector 2 core, with a total floor area ratio of 2.0 or less. This area should be redeveloped in accord with the character, density and generalized building locations specified in the Downtown Master Plan adopted [date of adoption]. This area is appropriate for redevelopment with buildings forming a wall along the street and parking placed out of sight from the street, generally in a parking structure. This area is appropriate for PD-D rezoning, although the maximum floor area ratio should be less dense than the Sector 2 core, with a total floor area ratio of 2.0 or less approximately 1.0 or less.~~

***End of text changes for the Land Use Plan, Chapter III, Town of Herndon 2030 Comprehensive Plan adopted August 12, 2008]***

Commissioner East added that the plan would most likely include the installation of a tire pumping station for bicycles adjacent to or in close proximity to the Herndon Depot in the Downtown.

Commissioner Bettard seconded the motion.

Chairman Sivertsen called for a vote on the motion. The motion carried unanimously, 7-0.